



850 Hollywood Road Kelowna British Columbia

\$1,249,000

Rare 7.6% CAP Rate - Turn-Key Multi-Unit Powerhouse! Stop searching for the "perfect" investment—it just arrived. This massive multi-generational estate offers a rare combination of high-yield cash flow and premium 2023 renovations. Currently generating a staggering \$9,200/month in rental income from students and professionals, this property is a great cash flow investment. The Layout: Main Residence: Spacious 9 Bedrooms / 5 Bathrooms, 4 kitchen home. Dual Suites: Two fully self-contained 2-Bedroom suites. Bonus Potential: A dedicated bachelor suite (plumbed/ready for easy bathroom install). The \$250,000 Edge: Forget the typical "run-down" rental. This home was extensively updated in 2023. We're talking a brand-new roof, modern bathrooms, fresh upstairs flooring, and professional landscaping. Prime Location: Situated in a quiet, safe Rutland North pocket right behind Pearson Elementary. It's perfectly positioned on a major bus route to UBCO, ensuring your vacancy rate stays near zero. Whether you're looking for a blue-chip addition to your portfolio or a multi-generational family home that pays for itself, this is it. PS: Windows and Furnace are original but in good working order. Measurements are from iGuide, if important, please re-measure.

FURNITURE NEGOTIABLE (id:6769)

Media 12'0" x 21'0"

Full bathroom 9'5" x 7'6"

3pc Ensuite bath 4'0" x 10'2"

Bedroom 11'6" x 11'2"

Dining room 10'10" x 7'10"

Bedroom 25'8" x 9'7"

Bedroom 12'10" x 10'11"

Bedroom 9'5" x 9'11"

Primary Bedroom 10'6" x 11'6"

Living room 12'10" x 26'3"

Kitchen 10'10" x 9'7"

Bedroom 11'7" x 11'1"

3pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Kitchen 10'0" x 10'0"

Full bathroom 9'4" x 8'3"

Laundry room 9'10" x 12'5"

Bedroom 12'8" x 11'6"

Listing Presented By:



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Royal LePage Kelowna

<https://www.sambelete.royallepage.ca/>

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Bedroom 10'0" x 17'5"